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September 3, 1964

TO Boston Redevelopment Authority
FROM Edward J. Logue, Development Administrator
SUBJECT DEVELOPMENT OF AQUARIUM IN WATERFRONT

On August 22, 1963, the New England Aquarium Corporation indicated a definite interest in developing an aquarium in the Downtown Waterfront-Faneuil Hall Project. The ideal site for such a facility is Central Wharf — and this has been reflected in the approved Urban Renewal Plan.

The Aquarium Corporation is well on the way to the realization of its goal of developing one of the most exciting facilities of its kind in the world. Preliminary plans are near completion. The architects are The Cambridge Seven Associates, Inc. The estimated cost of this development is \$3 million. Construction could begin by March 1, 1965 and the aquarium could be open to the public in September, 1966.

Attached for approval of the Authority is a Declaration of Intent between the Authority and the New England Aquarium Corporation. This Declaration is designed to set forth the general principles under which further negotiations will be carried out.

In brief, it provides for the following:-

1. An intention of the NEAC to buy and the B.R.A. to sell a portion of Central Wharf for development of an aquarium.
2. An intention that B.R.A. will give first priority to NEAC for development of the remaining portions of Central Wharf.
3. An indication of the public improvements that will be provided on Central Wharf.
4. An agreement that the portion of Central Wharf not devoted to the aquarium will be leased to NEAC for parking use for 3 years after the aquarium opens. A provision for renegotiation is intended to cover a situation where sufficient parking spaces throughout the Project Area might not have been made available by that time.

The proposed Declaration of Intent has been agreed to by the NEAC. It is recommended that the Chairman be authorized to execute the Declaration of Intent after the public disclosure requirements of RMFA have been met.

A suggested vote is attached hereto.

RECEIVED
JAN 10 1964
U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C.

DEPARTMENT OF AGRICULTURE

DECLARATION OF INTENT

by and between
NEW ENGLAND AQUARIUM CORPORATION
and the
BOSTON REDEVELOPMENT AUTHORITY

This Declaration of Intent, entered into as of the day
of , 1964, by and between NEW ENGLAND AQUARIUM CORPORA-
TION, a corporation duly organized and created under the laws of the
Commonwealth of Massachusetts (hereinafter referred to as "NEAC"),
and the BOSTON REDEVELOPMENT AUTHORITY, a public body politic and
corporate created under the laws of said Commonwealth (hereinafter
referred to as the "Authority").

W I T N E S S E T H T H A T:

WHEREAS, the Authority has adopted an Urban Renewal Plan
(hereinafter referred to as the "Plan") for the Downtown Waterfront-
Faneuil Hall Urban Renewal Project No. Mass R-77 (hereinafter
referred to as the "Project"), in the City of Boston, and said Plan
has been approved by the Mayor with the approval of the City Council,
of the City of Boston; and

WHEREAS, the Plan provides for the acquisition, demolition
and removal or rehabilitation of real property in the Downtown Water-
front-Faneuil Hall Project Area (hereinafter referred to as the
"Project Area").

NOW, THEREFORE, in consideration of the benefits to accrue to
both the Authority and NEAC from the carrying out, specifically, of
a plan to build an aquarium and its related facilities within the
project area, the parties do hereby set out their intentions and
planned proposals concerning the same as follows:

1. The NEAC intends to acquire that area identified as Parcel
A-4a as shown on the Disposition Parcel Plan (Central Area), dated
August 19, 1964 (see Exhibit A).

STATE OF NEW YORK

IN SENATE

JANUARY 1, 1907.

REPORT

OF THE

COMMISSIONERS OF THE LAND OFFICE.

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2. The NEAC intends to develop an aquarium and its related facilities on Parcel A-4a in accordance with the controls and restrictions of the approved Plan.

3. The NEAC acknowledges that the price to be paid for Parcel A-4a shall be at its fair market value for institutional use in accordance with the Plan and shall be subject to the approval of the Federal Government.

4. The NEAC will submit to the Authority for approval Preliminary Plans and Outline Specifications by October 15, 1964. Such Preliminary Plans shall be accompanied by cost estimates and budget projections for the total development.

5. Upon approval by the Authority of the Preliminary Plans, the NEAC intends to prepare in detail final plans and specifications for submission to the Authority within 120 days.

6. Upon approval by the Authority of the final plans and specifications, NEAC intends to start construction of the aquarium by March 1, 1965.

7. The NEAC intends to prepare and submit to the Authority for approval, a separate Design Proposal for development of the remaining portions of Parcel A-4 in accordance with the controls and restrictions of the Plan.

8. The NEAC intends to cooperate with the Authority on the architectural elements of the development proposals for Parcel A-4 in order that the development may conform fully to the objectives and controls established for property as expressed in the Plan.

9. The NEAC and the Authority intend to enter into an acceptable Land Disposition Agreement by October 15, 1964.

10. The Authority will grant to NEAC first priority in the development of remaining portions of Parcel A-4 provided that an acceptable proposal is submitted to the Authority not later than 3 years after completion of construction of the aquarium. The price

to be paid for such land shall be at its fair market value for uses in accordance with the Plan and shall be subject to the approval of the Federal Government.

11. The Authority agrees to make Parcel A-4 available to the NEAC free and clear of all restrictions and encumbrances not identified in the Urban Renewal Plan or otherwise acceptable to NEAC.

12. The Authority will secure the provision of necessary public utilities within the public way.

13. The Authority will provide for the demolition of all wooden decking according to a mutually agreed schedule between the NEAC and the Authority. The Authority also will bear the expense of repairing the existing bulkheads and providing for such fill and retaining walls as are deemed necessary to reasonably protect the area from flooding.

14. The Authority agrees that a lease agreement between NEAC and the Authority shall be formed to provide for interim parking on that portion of Parcel A-4 not developed for aquarium uses until 3 years after opening of the aquarium. Such lease then will be subject to renegotiation. The Authority recognizes that this renegotiation will be based upon the demand that exists for parking spaces for aquarium visitors and the number of available parking spaces in the general area.

IN WITNESS WHEREOF, the NEAC and the Authority have respectively caused this Declaration of Intent to be executed as of the day and year first above written.

NEW ENGLAND AQUARIUM CORPORATION

By _____
President

BOSTON REDEVELOPMENT AUTHORITY

By _____
Chairman

VOTED: That the Chairman be authorized to execute a Declaration of Intent with the New England Aquarium Corporation in the same form as that submitted to the Authority by the Development Administrator on September 3, 1964; provided, however, that such execution shall not take place until after the public disclosure requirements of the Housing and Home Finance Agency have been met.

Development of Aquarium.

WATERFRONT

DATE

ISSUED TO

NOTED

